

**This instrument prepared by:**

David M. Ross, Esquire

Attorney for CARTUS FINANCIAL CORPORATION

499 South President Street / P.O. Box 23429

Jackson, MS 39201/39225-3429

601-960-4550 Cartus File # 1814444

**WARRANTY DEED AND SPECIAL POWER OF ATTORNEY**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand

paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby

acknowledged, the undersigned, **Matthew R. Horne** and **Casey H. Horne**, do hereby sell, convey and

warrant unto Deverick D. Hanna and Tracee V. Hanna as tenants by the entireties with  
with full rights of survivorship and not as tenants in common

the following described land and property lying and being situated in De Soto County, Mississippi, to-  
wit:

99

**Lot 99, Section "B", Ivy Trails Subdivision, located in Section 30, Township 1, South,  
Range 6 West, as shown on plat of record in Plat Book 77, Page 2, in the Office of the  
Chancery Clerk, Desoto County, Mississippi, to which plat reference is hereby made  
for a more particular description of said property.**

THIS CONVEYANCE is made subject to any and all applicable building restrictions,  
restrictive covenants, rights-of-way, easements and mineral reservations of record.

IT IS AGREED AND UNDERSTOOD that ad valorem taxes for the current year have been  
prorated.

AND WE DO BY THESE PRESENTS make, constitute and appoint Cartus Financial  
Corporation, a Delaware Corporation ("Agent") and/or Mid South Title Agency, Inc, a Mississippi  
Corporation ("Agent") and/or its authorized and designated agents or representatives, as our true and lawful  
agent and attorney-in-fact to do and perform for us in our name, place and stead, and for our use and  
benefit, to execute a standard form lien waiver and any other documents necessary for delivery of this deed  
and to complete the sale of the property herein described, including, but not limited to, the HUD-1  
Settlement Statement, HUD-1 Certification, Affidavit of Purchaser and Seller, Lender Assumption  
Statements and/or Modification Agreement, Lender Compliance Agreement, and any other documents  
required for said sale and conveyance. We further give and grant unto our Agent full power and authority to  
do and exercise of any of the foregoing powers as fully as we might or could do if personally present, with  
full power of substitution and revocation, hereby ratifying and confirming all that our Agent shall lawfully  
do or cause to be done by virtue hereof. This Power of Attorney shall not be affected by disability,  
incompetency or incapacity of Principal, and shall be governed by the laws of the State of Mississippi. This  
Power of Attorney is coupled with an interest and shall remain in force and effect until the sale  
contemplated is closed, and shall not be revoked by either of the undersigned prior to said time.

WITNESS THE SIGNATURE OF THE GRANTORS, this the 12 day of October, 2007.

Matthew R Horne  
Matthew R. Horne

Casey H Horne  
Casey H. Horne

STATE OF Mississippi

COUNTY OF MADISON

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named **Matthew R. Horne**, who acknowledged to me that he/she signed, executed and delivered the above and foregoing Warranty Deed and Special Power of Attorney on the day and year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 12 day of October, 2007.

My Commission Expires:

11/28/2009

(Seal)



R. Patrick McCreaney  
NOTARY PUBLIC

STATE OF Mississippi

COUNTY OF MADISON

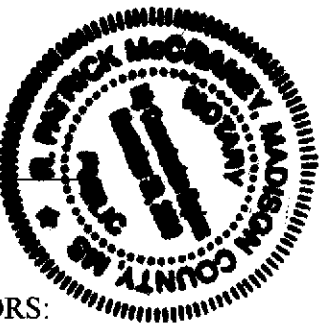
PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named **Casey H. Horne**, who acknowledged to me that he/she signed, executed and delivered the above and foregoing Warranty Deed and Special Power of Attorney on the day and year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 12 day of October, 2007.

My Commission Expires:

11/28/2009

(Seal)



R. Patrick McCreaney  
NOTARY PUBLIC

ADDRESS OF GRANTORS:

Cartus Financial Corporation  
499 South President Street, Suite 200  
Jackson, MS 39201  
Phone No: (601) 960-4550

ADDRESS OF GRANTEES:

Deverick D. Hanna and Tracee V. Hanna  
7419 Trellis Cove  
Olive Branch, MS 38654  
Phone No: (901) 246-9798